



TurboWaste - Fortress Production  
Version: 3.0.1.17  
12/18/2018 8:00:00 AM

Contact:  
TurboWaste@ecy.wa.gov  
(800) 874-2022

douglansin [Log Out] | Administrator

[<< Assigned Sites](#)

### RAINIER COMMONS LLC

WAD051239994  
FS ID: 9192461

3100 AIRPORT WAY S  
SEATTLE, WA 98134

Inactive 3/20/2019

Your electronic submission to Ecology was successful. Thank you.

Please note that submission confirmation messages from Ecology may be blocked by some anti-viral software. If you do not receive your confirmation message, please contact your email administrator.

#### File Annual Report

This site is currently inactive. If you need to report data to Ecology please click the 'Update Site Information' link to file a Reactivation form. Once the site is active you will be able to file an Annual Report.

#### Update Notification

[Reactivate](#)

#### Other Options

[View Reporting History](#)

[Manage User Accounts](#)

[Open Pre-printed Site ID Form](#)

#### Current Site Information

[Back to Assigned Sites](#)

##### Location Info

3100 AIRPORT WAY S  
SEATTLE, WA 98134  
KING

##### Mailing Address

918 S Horton St Ste 1018  
Seattle, WA 98134  
UNITED STATES

##### Business Info

NAICS: 813990

##### Waste Activities

State: XQG - Not a Generator (No regulated waste generated)  
Federal: NQG - Not a Generator (No regulated waste generated)

##### Legal Owner

Rainier Commons LLC  
918 S Horton St Ste 1018  
Seattle, WA 98134  
UNITED STATES  
(206)447-0263

##### Land Owner

Rainier Commons LLC  
918 S Horton St Ste 1018  
Seattle, WA 98134  
UNITED STATES  
(206)447-0263

##### Operator Address

Rainier Commons LLC  
918 S Horton St Ste 1018  
Seattle, WA 98134  
UNITED STATES  
(206)447-0263

##### Contact

Lansing, Doug  
918 S Horton St Ste 1018  
Seattle, WA 98134  
UNITED STATES  
(b) (6)  
lansinghomes@aol.com



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

## Delinquent Notice

We have not received your 2018 Dangerous Waste Annual Report.

**You must submit your 2018 Dangerous Waste Annual Report by March 22, 2019.** You may be contacted by Ecology compliance inspectors if you do not submit your report.

Please complete your report for the following site:

**EPA/State ID Number:** WAD051239994

**Site Name:** RAINIER COMMONS LLC

**Site Address:** 3100 AIRPORT WAY S  
SEATTLE, WA 98134

**Forms Contact:** Doug Lansing

Visit TurboWaste at <https://fortress.wa.gov/ecy/turbowaste/SignIn.aspx> to file your report.

Visit our website at <http://www.ecology.wa.gov/DWReport> for more information about annual reporting.

### Need help?

Please contact us at:

- 1-800-874-2022
- [turbowaste@ecy.wa.gov](mailto:turbowaste@ecy.wa.gov)



RCLLC 0012830



**From:** Doug Lansing <lansinghomes@aol.com>

**To:** turbowaste <turbowaste@ecy.wa.gov>

**Subject:** Annual Report

**Date:** Fri, Feb 1, 2019 9:38 am

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Good Morning:

I received notification that my annual TurboWaste report will be due in March. Because our location no longer generates dangerous waste, I thought I had been removed from reporting requirements. If someone could help me through this process one more time, it would be greatly appreciated.

Our RCRA site ID number is : WAD5123994.

I can be reached at this email address or direct at 206-963-6656.

Thanks;

Doug Lansing



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

## Reminder

January 3, 2018

RE: RCRA Site ID Number: WAD051239994

### Dangerous Waste Annual Report

Your 2017 Dangerous Waste Annual Report is due by **March 1, 2018**. The Dangerous Waste Regulations require all sites with an active EPA/RCRA Site ID Number to submit an Annual Report.

For information about:

- Dangerous Waste Annual Reporting, visit: [www.ecy.wa.gov/DWReport](http://www.ecy.wa.gov/DWReport)
- LQG electronic reporting requirements, visit: [www.ecy.wa.gov/HWTRSigningPortal](http://www.ecy.wa.gov/HWTRSigningPortal)
- TurboWaste, our electronic reporting system, visit: <https://fortress.wa.gov/ecy/turbowaste>

### Coming in 2018

Beginning in June 2018, the U.S. Environmental Protection Agency (EPA) will deploy and manage the electronic manifest (e-Manifest) system. E-Manifest allows you to electronically submit your hazardous waste uniformed manifest to track the shipment of hazardous waste.

For more information about e-Manifest, visit:

<https://www.epa.gov/hwgenerators/hazardous-waste-electronic-manifest-system-e-manifest>

### Need help?

Please contact us at:

- 1-800-874-2022
- [TurboWaste@ecy.wa.gov](mailto:TurboWaste@ecy.wa.gov)





**From:** turbowaste <turbowaste@ecy.wa.gov>

**To:** lansinghomes <lansinghomes@aol.com>

**Subject:** TurboWaste.Net Annual Report Receipt Confirmation (WAD051239994)

**Date:** Mon, Jan 8, 2018 10:42 am

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Your Dangerous Waste Annual Report has been received electronically by the Department of Ecology. It passed the basic data quality checks and has been locked for your security.

RCRA Site ID Number: WAD051239994

Reporting Year: 2017

Date Received: 1/8/2018

Site Name: RAINIER COMMONS LLC

Site Address:  
3100 AIRPORT WAY S

SEATTLE, WA 98134

If you submitted an Annual Report Site ID Form that was checked as revise or withdrawal you will receive an additional confirmation email.

If you have any questions, please call us at (800) 874-2022 or (360) 407-6170 or email us at [turbowaste@ecy.wa.gov](mailto:turbowaste@ecy.wa.gov).

Thank you for using TurboWaste.Net.

Hazardous Waste and Toxics Reduction Program  
Department of Ecology  
State of Washington

**From:** turbowaste <turbowaste@ecy.wa.gov>

**To:** lansinghomes <lansinghomes@aol.com>

**Subject:** TurboWaste.Net Annual Report Receipt Confirmation (WAD051239994)

**Date:** Thu, Jan 5, 2017 1:13 pm

Your Dangerous Waste Annual Report has been received electronically by the Department of Ecology. It passed the basic data quality checks and has been locked for your security.

RCRA Site ID Number: WAD051239994

Reporting Year: 2016

Date Received: 1/5/2017

Site Name: RAINIER COMMONS LLC

Site Address:  
3100 AIRPORT WAY S

SEATTLE, WA 98134

If you submitted an Annual Report Site ID Form that was checked as revise or withdrawal you will receive an additional confirmation email.

If you have any questions, please call us at (800) 874-2022 or (360) 407-6170 or email us at [turbowaste@ecy.wa.gov](mailto:turbowaste@ecy.wa.gov).

Thank you for using TurboWaste.Net.

Hazardous Waste and Toxics Reduction Program  
Department of Ecology  
State of Washington



**From:** Doug Lansing <lansinghomes@aol.com>  
**To:** voda461 <voda461@ECY.WA.GOV>  
**Subject:** Re: 2016Dangerous Waste Annual Report  
**Date:** Wed, Jan 4, 2017 9:06 am

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Good Morning again!

I'm tied up today at 1pm, but tomorrow at 1pm would work for me.

Doug

-----Original Message-----

**From:** O'Daniel, Vanessa (ECY) (ECY) <voda461@ECY.WA.GOV>  
**To:** Doug Lansing <lansinghomes@aol.com>  
**Sent:** Wed, Jan 4, 2017 8:58 am  
**Subject:** RE: 2016Dangerous Waste Annual Report

Hi Doug,

There's no burden for us. You would just need to report annually even if you didn't generate any hazardous waste. Are you available at 1 pm today? You would need to be logged into Turbowaste.net and I can walk you step by step. This shouldn't take more than 15 minutes because you didn't generate any waste in 2016.

Thanks,

*Vanessa O'Daniel*

**Hazardous Waste Planning Fee Administrator**  
Hazardous Waste & Toxics Reduction Program  
**Email:** [voda461@ecy.wa.gov](mailto:voda461@ecy.wa.gov)  
**Phone:** 360.407.6731

**From:** Doug Lansing [<mailto:lansinghomes@aol.com>]  
**Sent:** Wednesday, January 04, 2017 7:45 AM  
**To:** O'Daniel, Vanessa (ECY) <voda461@ECY.WA.GOV>  
**Subject:** Re: 2016Dangerous Waste Annual Report

Good Morning Vanessa;

Thanks for the speedy response. Unless it represents a burden to your department, I think I'd like to hold on to my RCRA ID. It seems better to have it and never need it, than need it and no longer have it.

And, yes, I would love some help (again!) on the reporting. Generally, I'm available from 7am until 3pm, Monday through Friday.

I look forward to working with you;

Doug

-----Original Message-----

**From:** O'Daniel, Vanessa (ECY) (ECY) <voda461@ECY.WA.GOV>  
**To:** Doug Lansing <lansinghomes@aol.com>  
**Sent:** Tue, Jan 3, 2017 10:08 am  
**Subject:** RE: 2016Dangerous Waste Annual Report

Hi Doug,

Because you still have the RCRA ID number active you would still need to submit your Dangerous Waste Annual Report even if you didn't generate any dangerous waste.

Will you still be needing the RCRA ID number?

Let me know if you would like me to walk you through the process and we can set up a time to do that.

Thanks,

*Vanessa O'Daniel*

**Hazardous Waste Planning Fee Administrator**

Hazardous Waste & Toxics Reduction Program

Email: [voda461@ecy.wa.gov](mailto:voda461@ecy.wa.gov)

Phone: 360.407.6731

**From:** Doug Lansing [<mailto:lansinghomes@aol.com>]

**Sent:** Tuesday, January 03, 2017 9:09 AM

**To:** O'Daniel, Vanessa (ECY) <[voda461@ECY.WA.GOV](mailto:voda461@ECY.WA.GOV)>

**Subject:** 2016Dangerous Waste Annual Report

Good Morning Vanessa:

Doug Lansing here, from Rainier Commons, in Seattle. Our Washington ID # is WAD051239994. Last year, you helped me work through the Turbo-Waste report for my campus. We had made a change to our "Hazardous Waste Generator" designation, based on Department of Ecology analysis, to a "XQG" designator, effective in 2016.

This designation remains in effect for the new year, as well.

Based on this designation, I'm unsure whether I'm required to submit an annual report. Could you review my file and let me know what steps, if any, I should be working on?

Thanks in advance for your help, and Happy New Year!

Doug Lansing  
Project Manager  
Rainier Commons, LLC  
206-963-6656





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 7, 2016

Rainier Commons LLC  
Attn: Doug Lansing  
918 S Horton St Ste 1018  
Seattle, WA 98123

Dear Mr. Lansing:

By law, companies that report under the Emergency Planning and Community Right to Know law (SARA Title III or Section 313), or generate a minimum of 2,640 pounds of hazardous waste per year must prepare a Pollution Prevention (P2) Plan. The plan helps businesses achieve the statewide goal of 50% reduction of hazardous waste production.

After reviewing current information from your company, the Department of Ecology determined the following facility falls below the planning threshold levels.

**WAD051239994**  
**Rainier Commons LLC**  
**3100 Airport Way S**  
**Seattle, WA 98134**

The state Waste Reduction law (Chapter 70.95(c)) no longer requires this company to submit a Pollution Prevention Plan each September. This status will remain in effect unless the company exceeds reporting thresholds in the future. If you would like the above facility to voluntarily continue to submit a P2 Plan even though they are below threshold, please call or email me at the information below.

Please note this does **not** exempt you from submitting other reports such as the Annual Dangerous Waste Report, Tier Two Report, or the TRI Report if you are subject to those requirements.

Please contact me at (360) 407-6731 or by email: [voda461@ecy.wa.gov](mailto:voda461@ecy.wa.gov) if you have any questions about this matter.

Sincerely,

Vanessa O'Daniel  
Planning Fee Administrator  
Hazardous Waste and Toxics Reduction Program

cc: Rob Reuter, NWRO  
Jenny Yoo, NWRO  
File



RCLLC 0012837

**From:** turbowaste <turbowaste@ecy.wa.gov>

**To:** lansinghomes <lansinghomes@aol.com>

**Subject:** TurboWaste.Net Notification Confirmation (WAD051239994)

**Date:** Fri, Mar 18, 2016 10:37 am

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Your Notification of Dangerous Waste Activities has been received electronically by the Department of Ecology. It passed the basic data quality checks and has been locked for your security.

RCRA Site ID Number: WAD051239994

Reason for Submittal: Revised Notification

Date of Submittal: 3/18/2016

Site Name: RAINIER COMMONS LLC

Site Address:

3100 AIRPORT WAY S

SEATTLE, WA 98134

If you have any questions, please call us at (800) 874-2022 or (360) 407-6170 or email us at [turbowaste@ecy.wa.gov](mailto:turbowaste@ecy.wa.gov).

Thank you for using TurboWaste.Net.

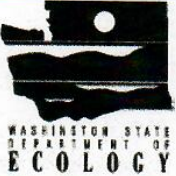
Hazardous Waste and Toxics Reduction Program

Department of Ecology

State of Washington



CHANGED 2016 STATUS

Dangerous Waste Site Identification Form		Site ID
 <p><b>Washington State Department of Ecology</b> Hazardous Waste Information P.O. Box 47658 Olympia, WA 98504-7658 (800) 874-2022 (within state) (360) 407-6170 Web site: <a href="http://www.ecy.wa.gov/programs/hwtr">www.ecy.wa.gov/programs/hwtr</a></p>		
<b>1. Reason for Submittal</b>		
<input type="checkbox"/> To provide <b>New</b> Notification of Regulated Waste Activity ( <i>complete entire form</i> )		
<input checked="" type="checkbox"/> To provide <b>Revised</b> Site Identification information ( <i>complete entire form</i> )		
<input type="checkbox"/> To <b>Withdraw</b> Site Identification Number ( <i>complete sections 10 and 11</i> )		
<input type="checkbox"/> To <b>Reactivate</b> Site Identification Number ( <i>complete entire form</i> )		
Effective Date (mm/dd/yyyy): 03/18/2016		
<input type="checkbox"/> A component of the <b>Dangerous Waste Annual Report</b> ( <i>complete entire form</i> )		
Reporting Year:		
<b>2. RCRA Site ID Number:</b> WAD051239994		
<b>3. Site Location Information</b>		
Company Name: RAINIER COMMONS LLC		
Site Address: 3100 AIRPORT WAY S		
City/State/Zip: SEATTLE, WA 98134		
County: KING		
Tax Registration Number: 602294383		
NAICS Code: 813990		
Type of Business: Property Owner		
<b>4. Company Mailing Address</b>		
Name: Rainier Commons LLC		
Mail Address: 918 S Horton St Ste 1018		
City/State/Zip: Seattle, WA 98134		
Country: UNITED STATES		
<b>5. Legal Owner</b>		
Name: Rainier Commons LLC		
Mail Address: 918 S Horton St Ste 1018		
City/State/Zip: Seattle, WA 98134		
Phone Number (Ext): 206-447-0263		
Owner Since: 01/01/2003 (mm/dd/yyyy)		
Owner Type: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Municipal		
<input type="checkbox"/> District <input checked="" type="checkbox"/> Private <input type="checkbox"/> Tribal <input type="checkbox"/> Other		
<b>6. Land Owner</b>		
Name: Rainier Commons LLC		
Mail Address: 918 S Horton St Ste 1018		
City/State/Zip: Seattle, WA 98134		
Phone Number (Ext): 206-447-0263		
Owner Type: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Municipal <input type="checkbox"/> Other		
<input type="checkbox"/> District <input checked="" type="checkbox"/> Private <input type="checkbox"/> Tribal <input type="checkbox"/> Puyallup Trust		



**7. Site Operator**

**Name:** Rainier Commons LLC  
**Mail Address:** 918 S Horton St Ste 1018  
**City/State/Zip:** Seattle, WA 98134  
**Phone Number (Ext):** 206-447-0263  
**Operator Since:** 01/01/2003 (mm/dd/yyyy)  
**Operator Type:** ☐ Federal ☐ State ☐ County ☐ Municipal  
☐ District ☒ Private ☐ Tribal ☐ Other

**8. Site Contact**

**Name:** Doug Lansing  
**Mail Address:** 918 S Horton St Ste 1018  
**City/State/Zip:** Seattle, WA 98134  
**Phone Number (Ext):** (b) (6)  
**Email Address:** lansinghomes@aol.com

**9. Form Contact**

**Name:** Doug Lansing  
**Mail Address:** 918 S Horton St Ste 1018  
**City/State/Zip:** Seattle, WA 98134  
**Phone Number (Ext):** (b) (6)  
**Email Address:** lansinghomes@aol.com

**10. Type of Regulated Waste Activity (Mark the appropriate boxes for activities that apply to your site)****A. Hazardous Waste Activities****1. Generator of Hazardous Waste** (choose only one)

- ☐ a. LQG: Large Quantity Generator (Greater than 2,200 lbs/mo)  
☐ b. MQG: Medium Quantity Generator (Between 220 - 2,200 lbs/mo)  
☐ c. SQG: Small Quantity Generator (Less than 220 lbs/mo)  
☒ d. XQG: No Regulated Waste Generated

**2. Frequency of Generation** (choose only one)

- ☐ a. Monthly  
☐ b. Batch  
☐ c. One-time only

- ☐ 1. Spills  
☐ 2. Clean Up

**3. Transporter of Dangerous Waste**

- ☐ a. Transport own waste  
☐ b. Transport for commercial purposes

- ☐ 4. Recycler of On-Site Waste (i.e., on-site use, reuse, or reclamation of a waste after it has been generated)

- ☐ 5. Transfer Facility of Hazardous Waste

- ☐ 6. Permit-by-Rule (PBR)

- ☐ 7. Treatment-by-Generator (TBG)

- ☐ 8. Generator of Mixed Radioactive Waste

- ☐ 9. Importer of Hazardous Waste

- ☐ 10. Dangerous Waste Permitted Facility – also called a Treatment, Storage, or Disposal (TSD) Facility. (Requires an Ecology Part A or Part B permit for dangerous waste management). Note: On-site accumulation of waste by a generator does not usually require a permit for storage.

- ☐ 11. Recycler of Dangerous Waste Received from Off-Site (Regulated under the State Dangerous Waste Regulations WAC 173-303-120.)

**12. Dangerous Waste Fuel Activity**

- ☐ a. Generator of dangerous waste fuel  
☐ b. Generator marketing to burner  
☐ c. Other marketers (i.e., blender, distributor, etc.)  
d. Burner (indicate type of combustion unit)

- ☐ 1. Utility boiler

- ☐ 2. Industrial boiler

- ☐ 3. Industrial furnace

- e. Deferrals/Exemptions (in federal registry only)

- ☐ 1. Smelter deferral

- ☐ 2. Small quantity exemption

- ☐ 3. Other (specify):

- ☐ 13. Generator of Special Waste

(Regulated under the State Dangerous Waste Regulations - WAC 173-303-073)



**B. Universal Waste Activities****1. Large Quantity Handler of Universal Waste**

(You accumulate 11,000 pounds or more of batteries, mercury containing equipment, and lamps; or you accumulate 2,200 pounds of lamps at any time)

(Mark all boxes that apply)

	<u>Generate</u>	<u>Accumulate</u>
a. Batteries	<input type="checkbox"/>	<input type="checkbox"/>
b. Thermostats	<input type="checkbox"/>	<input type="checkbox"/>
c. Mercury containing equipment (Including Thermostats)	<input type="checkbox"/>	<input type="checkbox"/>
d. Lamps	<input type="checkbox"/>	<input type="checkbox"/>

- ☐ **2. Destination Facility for Universal Waste**  
(Note: A RCRA Permit is required for this activity)

**C. Used Oil Activities****1. Off-specification used oil burner**

Indicate types of combustion devices

- ☐ a. Utility boiler  
☐ b. Industrial boiler  
☐ c. Industrial furnace

**2. Used oil transporter** Indicate types of activity(s)

- ☐ a. Transporter  
☐ b. Transfer facility

**3. Used oil processor/re-refiner** Indicate types of activity(s)

- ☐ a. Process  
☐ b. Re-refine

**4. Used oil Fuel Marketer**

- ☐ a. Directs shipment of used oil to used oil burner  
☐ b. First claims the used oil meets the specifications

**D. Eligible Academic Entities with Laboratories** – Notification to participate in, withdraw from, or to report management under, the State Academic Laboratory Rule (Subpart K) for managing laboratory dangerous waste under WAC 173-303-235.

- ☐ **1. Yes, I am managing dangerous wastes under this rule. (Mark all that apply)**
- ☐ a. College or University.  
☐ b. Teaching Hospital that is owned by (or has a formal written affiliation agreement with) a college or university.  
☐ c. Non-profit Institute that is owned by (or has a formal written affiliation agreement with) a college or university.
- ☐ **2. Yes, I wish to withdraw from this rule. (If you were managing dangerous wastes under the State Academic Laboratory Rule and you no longer wish to participate, select withdraw.)**

**11. Description of Hazardous Wastes**

**A. Waste Codes for Federally Regulated Hazardous Wastes:** Identify those codes that best describe your waste.  
(e.g., D001 - Ignitable, D002 - Corrosive, D003 - Reactive, etc.)

**B. Waste Codes for State Regulated (i.e., non-Federal) Hazardous Wastes:** Identify those codes that best describe your waste.  
(e.g., WT02 - Toxic, WP02 - Persistent, WSC2 - Solid Corrosive, etc.)

**12. Comments**

Reclassified waste. 2016 may not have federal or state waste per Liz Kunz.

**13. Certification****This form cannot be processed without a signature**

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

---

**Signature**

---

**Date**

---

**Name (print or type)**

---

**Title**

*If you have special accommodation needs or require this document in an alternative format, please contact the Hazardous Waste and Toxics Reduction Program at 1-800-833-6388 (TTY) or quick dial 711-833-6388 (TTY).*



**From:** Kunz, Elizabeth (ECY) (ECY) <[lkun461@ECY.WA.GOV](mailto:lkun461@ECY.WA.GOV)>  
**To:** Doug Lansing <[lansinghomes@aol.com](mailto:lansinghomes@aol.com)>  
**Subject:** RE: Close-Out Letter for Urban Waters Inspection on November 10, 2015 at Rainier Commons  
**Date:** Fri, Mar 4, 2016 6:55 am

Thanks Doug,  
I hope it wasn't too painful J. Have a great week!

Liz Kunz  
HWTR Compliance, Department of Ecology  
425-649-7143

**From:** Doug Lansing [<mailto:lansinghomes@aol.com>]  
**Sent:** Tuesday, March 01, 2016 9:13 AM  
**To:** Kunz, Elizabeth (ECY)  
**Subject:** Re: Close-Out Letter for Urban Waters Inspection on November 10, 2015 at Rainier Commons

Thanks Liz! Your knowledge and assistance in helping me navigate through these procedures has been truly appreciated.

Doug

-----Original Message-----

**From:** Kunz, Elizabeth (ECY) (ECY) <[lkun461@ECY.WA.GOV](mailto:lkun461@ECY.WA.GOV)>  
**To:** Doug Lansing <[lansinghomes@aol.com](mailto:lansinghomes@aol.com)>  
**Sent:** Tue, Mar 1, 2016 9:02 am  
**Subject:** RE: Close-Out Letter for Urban Waters Inspection on November 10, 2015 at Rainier Commons

Hi Doug, you will still need to file your report for calendar year 2015 for any waste that went off with hazardous waste codes. After you file your report for 2015, you can then "amend" your site id form to list you as an SQG or XQG for 2016 (sites with active ids but X or S only have to update the site id form annually, no waste information needed). If you wish to no longer submit a report, you must "deactivate" your Turbowaste ID number and account after you file for 2015.

<http://www.ecy.wa.gov/programs/hwtr/waste-report/notification.html>

Our web pages have lots of good information. If after looking through them you still have questions, please contact Iris Aguilera at 360-407-6024.

Liz Kunz  
HWTR Compliance, Department of Ecology  
425-649-7143

**From:** Doug Lansing [<mailto:lansinghomes@aol.com>]  
**Sent:** Tuesday, March 01, 2016 8:22 AM  
**To:** Kunz, Elizabeth (ECY)  
**Subject:** Re: Close-Out Letter for Urban Waters Inspection on November 10, 2015 at Rainier Commons

Good Morning Liz:

Thanks again for guiding me through the necessary steps to get our parking lot sweepings reclassified. I have received a "reminder" card from Ecology regarding a TurboWaste annual report. It probably isn't from your department, but I was curious as to whether this report is still necessary, since we aren't handling and RCRA materials. Could you direct me to the correct person(s) regarding such a question?

Thanks in advance for your help (again!)

Doug Lansing

-----Original Message-----

From: Kunz, Elizabeth (ECY) (ECY) <[lkun461@ecy.wa.gov](mailto:lkun461@ecy.wa.gov)>

To: Doug Lansing <[lansinghomes@aol.com](mailto:lansinghomes@aol.com)>

Cc: Jeffers, Michael <[Michael.Jeffers@seattle.gov](mailto:Michael.Jeffers@seattle.gov)>; mullin.michelle <[mullin.michelle@epa.gov](mailto:mullin.michelle@epa.gov)>

Sent: Thu, Feb 18, 2016 4:07 pm

Subject: Close-Out Letter for Urban Waters Inspection on November 10, 2015 at Rainier Commons

Dear Mr. Lansing:

I have attached a close out letter to indicate that no outstanding issues are remaining from the November 10, 2015 inspection.

You may wish to print the attached letter for your records. (A copy is being sent by US Postal Service.)

Thank you for your time and cooperation during the inspection.

Sincerely,

Liz Kunz

Hazardous Waste Compliance Inspector

WA State Department of Ecology, NWRO

Phone (425) 649-7143 Fax (425) 649-7218

[lkun461@ecy.wa.gov](mailto:lkun461@ecy.wa.gov)





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

February 18, 2016

Doug Lansing  
Rainier Commons, LLC  
918 S Horton St, Suite 1018  
Seattle, WA 98134

**RE: Urban Waters Compliance Inspection at Rainier Commons, 3100 Airport Way S,  
Seattle, on November 10, 2015.  
RCRA Site ID: WAD051239994**

Dear Mr. Lansing:

The Department of Ecology (Ecology) inspected the above location to determine compliance with the Dangerous Waste Regulations, Chapter 173-303 WAC.

Ecology has received and reviewed your documentation correcting the item of non-compliance identified in the December 22, 2015 letter and inspection report from Ecology. The compliance issue has been adequately addressed, but you have not submitted a signed Compliance Certificate and you are protesting the validity of the citation.

I appreciate that you have been working with several regulatory agencies to address compliance at the Rainier Commons site for waste disposal, stormwater issues and contaminated paint removal operations.

I understand that prior to my inspection you worked with Rob Reuter, Pollution Prevention Engineer with Ecology's Hazardous Waste and Toxics Reduction Program, to identify sources of contamination to your parking lot sweeping waste. Through that process you spent some time exploring if the source of chromium contamination (D007) had been addressed and eliminated. You supposed that a former tenant specializing in motorcycle repair was likely the source of the contaminant. You then had a total metals test conducted and a toxicity characteristic leaching procedure (TCLP) for lead (because the total metals test showed that the lead exceeded threshold), and since the total metals didn't exceed threshold for chromium, you dropped the chromium waste code from the waste profile for future disposal. After my inspection, I was concerned that the level of metals shown by the total metals test would book designate the sweeping waste as Washington state-only dangerous waste for toxicity. Since no formal book



RCLLC 0012845

**From:** turbowaste <turbowaste@ecy.wa.gov>  
**To:** lansinghomes <lansinghomes@aol.com>  
**Subject:** TurboWaste.Net Annual Report Receipt Confirmation (WAD051239994)  
**Date:** Fri, Mar 18, 2016 10:29 am

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Your Dangerous Waste Annual Report has been received electronically by the Department of Ecology. It passed the basic data quality checks and has been locked for your security.

RCRA Site ID Number: WAD051239994

Reporting Year: 2015

Date Received: 3/18/2016

Site Name: RAINIER COMMONS LLC

Site Address:  
3100 AIRPORT WAY S

SEATTLE, WA 98134

If you submitted an Annual Report Site ID Form that was checked as revise or withdrawal you will receive an additional confirmation email.

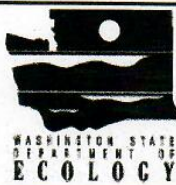
If you have any questions, please call us at (800) 874-2022 or (360) 407-6170 or email us at [turbowaste@ecy.wa.gov](mailto:turbowaste@ecy.wa.gov).

Thank you for using TurboWaste.Net.

Hazardous Waste and Toxics Reduction Program  
Department of Ecology  
State of Washington



# 2015 REPORT

Dangerous Waste Site Identification Form		Site ID
 <p><b>Washington State Department of Ecology</b>            Hazardous Waste Information            P.O. Box 47658            Olympia, WA 98504-7658            (800) 874-2022 (within state)            (360) 407-6170            Web site: <a href="http://www.ecy.wa.gov/programs/hwtr">www.ecy.wa.gov/programs/hwtr</a></p>		
<b>1. Reason for Submittal</b>		
<input type="checkbox"/> To provide <b>New</b> Notification of Regulated Waste Activity ( <i>complete entire form</i> ) <input type="checkbox"/> To provide <b>Revised</b> Site Identification information ( <i>complete entire form</i> ) <input type="checkbox"/> To <b>Withdraw</b> Site Identification Number ( <i>complete sections 10 and 11</i> )      Effective Date (mm/dd/yyyy): <input type="checkbox"/> To <b>Reactivate</b> Site Identification Number ( <i>complete entire form</i> )      12/31/2015 <input checked="" type="checkbox"/> A component of the <b>Dangerous Waste Annual Report</b> ( <i>complete entire form</i> )      Reporting Year: 2015		
<b>2. RCRA Site ID Number:</b> WAD051239994		
<b>3. Site Location Information</b>		
Company Name: RAINIER COMMONS LLC Site Address: 3100 AIRPORT WAY S City/State/Zip: SEATTLE, WA 98134 County: KING Tax Registration Number: 602294383 NAICS Code: 813990 Type of Business: Property Owner		
<b>4. Company Mailing Address</b>		
Name: Rainier Commons LLC Mail Address: 918 S Horton St Ste 1018 City/State/Zip: Seattle, WA 98134 Country: UNITED STATES		
<b>5. Legal Owner</b>		
Name: Rainier Commons LLC Mail Address: 918 S Horton St Ste 1018 City/State/Zip: Seattle, WA 98134 Phone Number (Ext): 206-447-0263 Owner Since: 01/01/2003 (mm/dd/yyyy) Owner Type: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Municipal <input type="checkbox"/> District <input checked="" type="checkbox"/> Private <input type="checkbox"/> Tribal <input type="checkbox"/> Other		
<b>6. Land Owner</b>		
Name: Rainier Commons LLC Mail Address: 918 S Horton St Ste 1018 City/State/Zip: Seattle, WA 98134 Phone Number (Ext): 206-447-0263 Owner Type: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Municipal <input type="checkbox"/> Other <input type="checkbox"/> District <input checked="" type="checkbox"/> Private <input type="checkbox"/> Tribal <input type="checkbox"/> Puyallup Trust		



<b>7. Site Operator</b>	
<b>Name:</b>	Rainier Commons LLC
<b>Mail Address:</b>	918 S Horton St Ste 1018
<b>City/State/Zip:</b>	Seattle, WA 98134
<b>Phone Number (Ext):</b>	206-447-0263
<b>Operator Since:</b>	01/01/2003 (mm/dd/yyyy)
<b>Operator Type:</b>	<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Municipal <input type="checkbox"/> District <input checked="" type="checkbox"/> Private <input type="checkbox"/> Tribal <input type="checkbox"/> Other
<b>8. Site Contact</b>	
<b>Name:</b>	Doug Lansing
<b>Mail Address:</b>	918 S Horton St Ste 1018
<b>City/State/Zip:</b>	Seattle, WA 98134
<b>Phone Number (Ext):</b>	(b) (6)
<b>Email Address:</b>	lansinghomes@aol.com
<b>9. Form Contact</b>	
<b>Name:</b>	Doug Lansing
<b>Mail Address:</b>	918 S Horton St Ste 1018
<b>City/State/Zip:</b>	Seattle, WA 98134
<b>Phone Number (Ext):</b>	(b) (6)
<b>Email Address:</b>	lansinghomes@aol.com
<b>10. Type of Regulated Waste Activity (Mark the appropriate boxes for activities that apply to your site)</b>	
<b>A. Hazardous Waste Activities</b> <b>1. Generator of Hazardous Waste</b> (choose only one) <input type="checkbox"/> a. LQG: Large Quantity Generator (Greater than 2,200 lbs/mo) <input checked="" type="checkbox"/> b. MQG: Medium Quantity Generator (Between 220 - 2,200 lbs/mo) <input type="checkbox"/> c. SQG: Small Quantity Generator (Less than 220 lbs/mo) <input type="checkbox"/> d. XQG: No Regulated Waste Generated <b>2. Frequency of Generation</b> (choose only one) <input type="checkbox"/> a. Monthly <input checked="" type="checkbox"/> b. Batch <input type="checkbox"/> c. One-time only <input type="checkbox"/> 1. Spills <input type="checkbox"/> 2. Clean Up <b>3. Transporter of Dangerous Waste</b> <input type="checkbox"/> a. Transport own waste <input type="checkbox"/> b. Transport for commercial purposes <input type="checkbox"/> 4. <b>Recycler of On-Site Waste</b> (i.e., on-site use, reuse, or reclamation of a waste after it has been generated) <input type="checkbox"/> 5. <b>Transfer Facility of Hazardous Waste</b> <input type="checkbox"/> 6. <b>Permit-by-Rule (PBR)</b> <input type="checkbox"/> 7. <b>Treatment-by-Generator (TBG)</b>	<input type="checkbox"/> 8. <b>Generator of Mixed Radioactive Waste</b> <input type="checkbox"/> 9. <b>Importer of Hazardous Waste</b> <input type="checkbox"/> 10. <b>Dangerous Waste Permitted Facility – also called a Treatment, Storage, or Disposal (TSD) Facility.</b> (Requires an Ecology Part A or Part B permit for dangerous waste management). Note: On-site accumulation of waste by a generator does not usually require a permit for storage. <input type="checkbox"/> 11. <b>Recycler of Dangerous Waste Received from Off-Site</b> (Regulated under the State Dangerous Waste Regulations WAC 173-303-120.) <b>12. Dangerous Waste Fuel Activity</b> <input type="checkbox"/> a. Generator of dangerous waste fuel <input type="checkbox"/> b. Generator marketing to burner <input type="checkbox"/> c. Other marketers (i.e., blender, distributor, etc.) d. Burner (indicate type of combustion unit) <input type="checkbox"/> 1. Utility boiler <input type="checkbox"/> 2. Industrial boiler <input type="checkbox"/> 3. Industrial furnace e. Deferrals/Exemptions (in federal registry only) <input type="checkbox"/> 1. Smelter deferral <input type="checkbox"/> 2. Small quantity exemption <input type="checkbox"/> 3. Other (specify): <input type="checkbox"/> 13. <b>Generator of Special Waste</b> (Regulated under the State Dangerous Waste Regulations - WAC 173-303-073)



**B. Universal Waste Activities****1. Large Quantity Handler of Universal Waste**

(You accumulate 11,000 pounds or more of batteries, mercury containing equipment, and lamps; or you accumulate 2,200 pounds of lamps at any time)

(Mark all boxes that apply)

	<u>Generate</u>	<u>Accumulate</u>
a. Batteries	<input type="checkbox"/>	<input type="checkbox"/>
b. Thermostats	<input type="checkbox"/>	<input type="checkbox"/>
c. Mercury containing equipment (Including Thermostats)	<input type="checkbox"/>	<input type="checkbox"/>
d. Lamps	<input type="checkbox"/>	<input type="checkbox"/>

- ☐ **2. Destination Facility for Universal Waste**  
(Note: A RCRA Permit is required for this activity)

**C. Used Oil Activities****1. Off-specification used oil burner**

Indicate types of combustion devices

- ☐ a. Utility boiler  
☐ b. Industrial boiler  
☐ c. Industrial furnace

**2. Used oil transporter** Indicate types of activity(s)

- ☐ a. Transporter  
☐ b. Transfer facility

**3. Used oil processor/re-refiner** Indicate types of activity(s)

- ☐ a. Process  
☐ b. Re-refine

**4. Used oil Fuel Marketer**

- ☐ a. Directs shipment of used oil to used oil burner  
☐ b. First claims the used oil meets the specifications

**D. Eligible Academic Entities with Laboratories** – Notification to participate in, withdraw from, or to report management under, the State Academic Laboratory Rule (Subpart K) for managing laboratory dangerous waste under WAC 173-303-235.

- ☐ **1. Yes, I am managing dangerous wastes under this rule. (Mark all that apply)**
- ☐ a. College or University.
- ☐ b. Teaching Hospital that is owned by (or has a formal written affiliation agreement with) a college or university.
- ☐ c. Non-profit Institute that is owned by (or has a formal written affiliation agreement with) a college or university.
- ☐ **2. Yes, I wish to withdraw from this rule. (If you were managing dangerous wastes under the State Academic Laboratory Rule and you no longer wish to participate, select withdraw.)**

**11. Description of Hazardous Wastes**

**A. Waste Codes for Federally Regulated Hazardous Wastes:** Identify those codes that best describe your waste.  
(e.g., D001 - Ignitable, D002 - Corrosive, D003 - Reactive, etc.)

**B. Waste Codes for State Regulated (i.e., non-Federal) Hazardous Wastes:** Identify those codes that best describe your waste.  
(e.g., WT02 - Toxic, WP02 - Persistent, WSC2 - Solid Corrosive, etc.)

WT02

**12. Comments**

**13. Certification****This form cannot be processed without a signature**

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

\_\_\_\_\_  
**Signature**\_\_\_\_\_  
**Date**\_\_\_\_\_  
**Name (print or type)**\_\_\_\_\_  
**Title**

*If you have special accommodation needs or require this document in an alternative format, please contact the Hazardous Waste and Toxics Reduction Program at 1-800-833-6388 (TTY) or quick dial 711-833-6388 (TTY).*



# Generation and Management Form

GM

Please enter your RCRA Site ID number and your site name in the small box at the right, before making as many two-sided copies of this answer sheet as you will need to report each of your waste streams. Then complete one answer sheet for each waste stream.

Reference the instructions on pages 27 through 36 as you complete this form.

Please type or print legibly in blue or black ink.

## Please Enter:

Your RCRA Site ID Number: WAD051239994

Site Name: RAINIER COMMONS LLC

## For Ecology Use Only:

Date Received:

### A. Description of Dangerous Waste Stream

Sequence:

1

A-1.

A-2. PARKING AREA SWEEPING

A-3.

A-4. WT02

A-5. ☐ EHW ☒ DW

A-6. ☒ No ☐ Yes

A-7. G19

A-8. W301

A-9. ☒ i ☐ ii ☐ iii ☐ iv ☐ v (If v, answer A-9.a.)

A-10. ☒ No ☐ Yes

A-9a.

### B. Waste Management Activities

B-1. 1414.98 ☐ Tons ☒ Pounds ☐ Kilograms ☐ Gallons (If Gallons, answer B-1.a.)

B-1.a. 0.00 ☐ Lbs/gal ☐ Specific gravity

B-2. ☐ On-site ☒ Off-site ☐ Both

B-3. 0.00

B-3.a. ☒ No ☐ Yes

B-4. i. Designated Facility (TSDR)

ii. Management Code

iii. Quantity

iv. Recycling Percent

IDD073114654

H132

1414.98

0

B-5.

### C. Comments

A7 PARKING LOT SWEEPING

## Off-Site Identification Form

**OI**

Please enter your RCRA Site ID Number and your site name in the small box at the right, before making as many two-sided copies of this answer sheet as you will need to report each of your off-site identification facilities.

Please complete this form if your facility received dangerous waste from off site or shipped dangerous waste off site during the year.

Please type or print legibly in blue or black ink.

### Please Enter:

Your RCRA Site ID Number: WAD051239994

Site Name: RAINIER COMMONS LLC

### For Ecology Use Only:

Date Received:

RCRA Site ID Number: IDD073114654

Name: US ECOLOGY IDAHO INC SITE B

Site Address: 20400 LEMLEY ROAD

City/State/Zip/Country: GRAND VIEW, ID 83624 UNITED STATES

Comments:

Handler Type: (Check all that apply) ☐ Generator ☐ Transporter ☒ TSDR ☐ Special Waste

RCRA Site ID Number: IDR000205625

Name: STEVE FORLER TRUCKING INC

Site Address: 21075 NW EMPRISE DR

City/State/Zip/Country: MOUNTAIN HOME, ID 83647 UNITED STATES

Comments:

Handler Type: (Check all that apply) ☐ Generator ☒ Transporter ☐ TSDR ☐ Special Waste

RCRA Site ID Number: WAD058364647

Name: Emerald Services Inc

Site Address: 7343 E MARGINAL WAY S

City/State/Zip/Country: SEATTLE, WA 98108 UNITED STATES

Comments:

Handler Type: (Check all that apply) ☐ Generator ☒ Transporter ☐ TSDR ☐ Special Waste





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

## Urgent Notice

You are **DELINQUENT** in submitting your 2015  
Dangerous Waste Annual Report

The Department of Ecology has not received your 2015 Dangerous Waste Annual Report. The Dangerous Waste Regulations require sites with an active EPA/RCRA Site ID Number to submit an Annual Report. Your report for the following site was due on March 1, 2016.

RCRA Site ID Number →	WAD051239994
Site Name →	RAINIER COMMONS LLC
Site Address →	3100 AIRPORT WAY S SEATTLE, WA 98134
Forms Contact →	Doug, Lansing

Visit TurboWaste.Net at <https://fortress.wa.gov/ecy/turbowaste> to file your report. Existing users please sign on with your User ID and Password. New users should contact Ecology to get your PIN number.

Visit our website at <http://www.ecy.wa.gov/programs/hwtr/waste-report> for more information about filing your Annual Report or using TurboWaste.Net.

Please call Ecology at 1-800-874-2022 (in state) or 360-407-6170 or e-mail us at [turbowaste@ecy.wa.gov](mailto:turbowaste@ecy.wa.gov) if you need assistance with the following:

- Getting a PIN
- User ID questions
- Filing your report on paper
- Assistance completing your report

**Ecology must receive your completed 2015 Dangerous Waste Annual Report by March 25, 2016.** If not received by this date, a list of delinquent reporters will be released to Ecology Compliance Inspectors.

*Thank you for your immediate attention to this matter.*

